

2445 Aglen Street, Roseville



When I asked the sellers what they have loved most about living at 2445 Aglen they said, "Location, Location, Location!!!" They love this quiet pocket of homes with the park, trails, and lake at the end of their street... with easy access to highways to wherever you want to go.

From the seller... what we have loved about this home:

- It's not on a thru-street. There's very little traffic.
- Friendly and helpful neighbors.
- Safe and quiet neighborhood is a nice mixture of long-term residents and younger families.
- Almost all homes in the area are occupant-owned.
- 1 block away from an incredible lake (Bennet Lake) and a trail system that connects to a nearby arboretum and nature center.
- Easy access to US-36 and both downtowns.



- Great shopping nearby
- Large yard with mature trees and perennials
- A 3-season screened-in porch that allows you to enjoy the chirping of birds and the occasional wildlife sighting (deer, turkey, fox, etc.), allowing you to feel like you've stepped away from the city
- Spacious finished basement and ample room upstairs allows for easy working and schooling from home.
- Large east-facing window in living room allows you to soak up the sun in the morning.
- Basement has a good sized nook with room for a guest bed.



UPDATES

- Brand-new heater and AC (both installed in spring of 2020).
- New garage door opener in fall of 2019.